## EXECUTED IN 10 COUNTERPARTS

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INTERSTATE COMMERCE COMMISSION

## LEASE OF RAILROAD EQUIPMENT

Dated as of February 1, 1971

between

FIRST WESTERN BANK AND TRUST COMPANY, as Trustee,

and

THE CHESAPEAKE AND OHIO RAILWAY COMPANY

LEASE OF RAILROAD EQUIPMENT dated as of February 1, 1971, between First Western Bank and Trust Company, a California banking corporation (hereinafter called the Lessor), as Trustee under a Trust Agreement dated as of February 1, 1971 (hereinafter called the Trust Agreement), with First National Bank of Saint Paul, and The Chesapeake and Ohio Railway Company, a Virginia corporation (hereinafter called the Lessee).

Whereas, the Lessor and the Lessee have entered into a Conditional Sale Agreement dated as of February 1, 1971 (hereinafter called the Security Document), with The Chessie Corporation (hereinafter called the Builder), wherein the Builder has agreed to manufacture, sell and deliver to the Lessor the railroad equipment described in Schedule A hereto;

Whereas, the Builder has assigned or will assign its interests in the Security Document to Wells Fargo Bank, N.A., as Agent (hereinafter, together with its successors and assigns, referred to as the Vendor); and

Whereas, the Lessee desires to lease all the units of said equipment, or such lesser number as are delivered and accepted and settled for under the Security Document on or prior to October 29, 1971 (hereinafter called the Units), at the rentals and for the terms and upon the conditions hereinafter provided;

Now, THEREFORE, in consideration of the premises and of the rentals to be paid and the covenants hereinafter men-

tioned to be kept and performed by the Lessee, the Lessor hereby leases the Units to the Lessee upon the following terms and conditions, but, upon default of the Lessee hereunder or under the Security Document, subject to all the rights and remedies of the Vendor under the Security Document:

- § 1. Incorporation of Model Provisions. Whenever this Lease incorporates herein by reference, in whole or in part or as hereby amended, any provision of the document entitled "Model Lease Provisions" annexed to the Security Document as Part II of Annex C thereto (hereinafter called the Model Lease Provisions), such provision of the Model Lease Provisions shall be deemed to be a part of this instrument as fully to all intents and purposes as though such provision had been set forth in full in this Lease, except that any reference therein to the "Security Documents" in the plural shall be deemed to mean the Security Document in the singular.
- § 2. Delivery and Acceptance of Units. § 2 of the Model Lease Provisions is herein incorporated as § 2 hereof.
- § 3. Rentals. The Lessee agrees to pay to the Lessor as rental for each Unit subject to this Lease 36 consecutive semiannual payments, payable on May 1 and November 1 in each year commencing with May 1, 1971. The first such payment shall be in an amount equal to the sum of (x) 4.0% of the Purchase Price (as such term is defined in the Security Document) of each Unit subject to this Lease (or if any unit of the railroad equipment described in Schedule A hereto has not been delivered and settled for prior to May 1, 1971, 4.0% of the base price, as defined in the Security Document, of all such units) plus (y) 0.00465%

of the Purchase Price of each Unit subject to this Lease for each day elapsed from and including the date such Unit is settled for under the Security Document to May 1, 1971; it being agreed that, if any unit of the railroad equipment described in Schedule A hereto is not delivered and settled for prior to November 1, 1971, or if the Purchase Price of any such unit is different from the base price hereinabove referred to, an appropriate adjustment shall be made between the Lessor and the Lessee; the second such payment shall be in an amount equal to 0.017388% of the Purchase Price of each Unit subject to this Lease for each day elapsed from and including the date such Unit is settled for under the Security Document to November 1, 1971, plus 0.87% of the Purchase Price of each Unit subject to this Lease on the date of such payment; the next 11 semiannual payments shall each be in an amount equal to 4.0% of the Purchase Price of each such Unit; and the last 23 semiannual payments shall each be in an amount equal to 4.455% of the Purchase Price of each such Unit.

The Lessor irrevocably instructs the Lessee to make, and the Lessee agrees to make, all the payments provided for in this Lease in immediately available San Francisco funds (including but not limited to the payments required under § 7 hereof) for the account of the Lessor, c/o Wells Fargo Bank, N.A., 475 Sansome Street, San Francisco, California 94120, Attention: Corporate Trust Department. On or before the date upon which payments to the Vendor under the Security Document are due and owing, Wells Fargo Bank, N.A. is hereby authorized to apply funds received hereunder in such funds to make such payment to the Vendor (or to any assignee of the Vendor pursuant to Section 7 of the Agreement and Assignment between the Builder and the Vendor, dated as of February 1, 1971, under which the Security Document is being assigned to

the Vendor). Such payments shall be applied by the Vendor to satisfy the obligations of the Lessor under the Security Document payable at the time such payments are due hereunder and, so long as no event of default under the Security Document shall have occurred and be continuing, any balance shall be paid to the Lessor.

This Lease is a net lease and the Lessee shall not be entitled to any abatement of rent, reduction thereof or setoff against rent, including, but not limited to, abatements, reductions or setoffs due or alleged to be due, or by reason of, any past, present or future claims of the Lessee against the Lessor under this Lease or under the Security Document, including the Lessee's rights by subrogation under Article 8 thereof, or the Builder or the Vendor or otherwise; nor, except as otherwise expressly provided herein, shall this Lease terminate, or the respective obligations of the Lessor or the Lessee be otherwise affected, by reason of any defect in or damage to or loss of possession or loss of use or destruction of all or any of the Units from whatsoever cause, any liens, encumbrances or rights of others with respect to any of the Units, the prohibition of or other restriction against the Lessee's use of all or any of the Units, the interference with such use by any person or entity, the invalidity or unenforceability or lack of due authorization of this Lease, any insolvency, bankruptcy, reorganization or similar proceeding against the Lessee, or for any other cause whether similar or dissimilar to the foregoing, any present or future law to the contrary notwithstanding, it being the intention of the parties hereto that the rents and other amounts payable by the Lessee hereunder shall continue to be payable in all events in the manner and at the times herein provided unless the obligation to pay the same shall be terminated pursuant to the express provisions of this Lease. To the extent permitted by applicable law, the Lessee hereby waives any and all rights which it may now have or which at any time hereafter may be conferred upon it, by statute or otherwise, to terminate, cancel, quit or surrender the lease of any of the Units except in accordance with the express terms hereof. Each rental or other payment made by the Lessee hereunder shall be final and the Lessee shall not seek to recover all or any part of such payment from the Lessor for any reason whatsoever.

§ 4. Term of Lease. The term of this Lease as to each Unit shall begin on the date of the delivery to and acceptance by the Lessee of such Unit and, subject to the provisions of §§ 7, 10 and 13 hereof, shall terminate six months after the date on which the final semiannual payment of rent in respect thereof is due hereunder.

Notwithstanding anything to the contrary contained herein, all rights and obligations under this Lease and in and to the Units, upon default by the Lessee hereunder, or under the Security Document in its capacity as Guarantor or otherwise, are subject to the rights of the Vendor under the Security Document. If an event of default should occur under the Security Document, the Vendor may terminate this Lease (or rescind its termination), all as provided therein, unless the Lessee is not so in default under this Lease or under the Security Document.

- § 5. Identification Marks. § 5 of the Model Lease Provisions is herein incorporated as § 5 hereof.
- § 6. Taxes. § 6 of the Model Lease Provisions is herein incorporated as § 6 hereof.
- § 7. Payment for Casualty Occurrences. In the event that any Unit shall be or become worn out, lost, stolen, destroyed, or, in the opinion of the Lessor or the Lessee, irreparably damaged, from any cause whatsoever, or taken or requisitioned by condemnation or otherwise (such occurrences being hereinafter called Casualty Occurrences) during the term of this Lease, the Lessee shall promptly and fully notify the Lessor and the Vendor with respect

thereto. On the rental payment date next succeeding such notice, the Lessee shall pay to the Lessor an amount equal to the rental payment that would have been payable for such Unit on the date of such payment but for such Casualty Occurrence plus a sum equal to the Casualty Value (as hereinafter defined) of such Unit as of the date of such payment in accordance with the schedule set out below. Upon the making of such payment by the Lessee in respect of any Unit, the rental for such Unit shall cease to accrue as of the date of such payment, the term of this Lease as to such Unit shall terminate and (except in the case of the loss, theft or complete destruction of such Unit) the Lessor shall be entitled to recover possession of such Unit.

The Casualty Value of each Unit as of any rental payment date shall be that percentage of the Purchase Price of such Unit as is set forth in the following schedule opposite the number of such rental payment date:

Payment No.	Percentage	Payment No.	Percentage
1	103.31719%	19	71.30862%
2	103.83602	20	68.23677
3	103.95270	21	65.10573
4	103.65148	22	61.91489
5	102.91547	23	58.6634.2
6	101.88827	24	55.35071
7	100.63839	25	51.97590
8	99.16192	26	48.53837
9	97.45463	27	45.03727
10	95.51246	28	41.47195
11	93.38098	29	37.84157
12	91.20783	30	34.14547
13	88.53754	31	30.38279
14	85.80575	32	26.55288
15	83.01894	33	22.65487
16	80.1 <i>7</i> 65 <i>7</i>	34	18.6881C
17	77.27781	35	14.65169
18	74.32210	36 and	
		thereafter	15.24350

Except as hereinabove in this § 7 provided, the Lessee shall not be released from its obligations hereunder in the event of, and shall bear the risk of, any Casualty Occurrence to any Unit after delivery to and acceptance thereof by the Lessee hereunder.

- § 8. Annual Reports. On or before November 1 in each year, commencing with the year 1972, the Lessee will furnish to the Lessor and the Vendor an accurate statement (a) setting forth as of the preceding June 30 the amount, description and numbers of all Units then leased hereunder and covered by the Security Document, the amount, description and numbers of all Units that have suffered a Casualty Occurrence during the preceding 12 months (or since the date of delivery hereunder of the Units, in the case of the first such statement) and such other information regarding the condition and state of repair of the Units as the Lessor or the Vendor may reasonably request and (b) stating that, in the case of all Units repaired or repainted during the period covered by such statement, such Units are marked as required by § 5 hereof and Article 10 of the Security Document. The Lessor shall have the right, by its agents, to inspect the Units and the Lessee's records with respect thereto at such reasonable times as the Lessor may request during the continuance of this Lease.
- § 9. Disclaimer of Warranties; Compliance with Laws and Rules; Maintenance; and Indemnification. § 9 of the Model Lease Provisions is herein incorporated as § 9 hereof.
- § 10. Default. If, during the continuance of this Lease, one or more of the following events (each such event being hereinafter sometimes called an Event of Default) shall occur:

- A. default shall be made in payment of any part of the rental provided in § 3 hereof and such default shall continue for ten days;
- B. the Lessee shall make or permit any unauthorized assignment or transfer of this Lease or of possession of the Units, or any thereof;
- C. default shall be made in the observance or performance of any other of the covenants, conditions and agreements on the part of the Lessee contained herein or in the Security Document and such default shall continue for 30 days after written notice from the Lessor to the Lessee specifying the default and demanding that the same be remedied;
- D. any proceedings shall be commenced by or against the Lessee for any relief which includes, or might result in, any modification of the obligations of the Lessee hereunder or under the Security Document under any bankruptcy or insolvency laws, or laws relating to the relief of debtors, readjustments of indebtedness, reorganizations, arrangements, compositions or extensions (other than a law which does not permit any readjustments of the obligations of the Lessee hereunder or under the Security Document), and, unless such proceedings shall have been dismissed, nullified, stayed or otherwise rendered ineffective (but then only so long as such stay shall continue in force or such ineffectiveness shall continue), all the obligations of the Lessee under this Lease and under the Security Document shall not have been duly assumed in writing, pursuant to a court order or decree, by a trustee or trustees or receiver or receivers appointed for the Lessee or for the property of the Lessee in connection with any such proceeding in such manner that such obligations shall have

the same status as obligations incurred by such a trustee or trustees or receiver or receivers, within 30 days after such appointment, if any, or 60 days after such proceeding shall have been commenced, whichever shall be earlier; or

E. a petition for reorganization under Section 77 of the Bankruptcy Act, as now constituted or as said Section 77 may hereafter be amended, shall be filed by or against the Lessee and, unless such petition shall have been dismissed, nullified, stayed or otherwise rendered ineffective (but then only so long as such stay shall continue in force or such ineffectiveness shall continue), all the obligations of the Lessee under the Security Document and this Lease shall not have been duly assumed in writing, pursuant to a court order or decree, by a trustee or trustees appointed in such proceedings in such manner that such obligations shall have the same status as obligations incurred by such trustee or trustees, within 30 days after such appointment, if any, or 60 days after such petition shall have been filed, whichever shall be earlier:

then, in any such case, the Lessor, at its option, may:

- (a) proceed by appropriate court action or actions either at law or in equity, to enforce performance by the Lessee of the applicable covenants of this Lease or to recover damages for the breach thereof; or
- (b) by notice in writing to the Lessee terminate this Lease, whereupon all rights of the Lessee to the use of the Units shall absolutely cease and terminate as though this Lease had never been made, but the Lessee shall remain liable as hereinafter provided; and thereupon the Lessor may by its agents enter upon the premises of the Lessee or other premises where any of such Units

may be and take possession of all or any of such Units and thenceforth hold, possess and enjoy the same free from any right of the Lessee, or its successors or assigns, to use the Units for any purposes whatever; but the Lessor shall, nevertheless, have a right to recover from the Lessee any and all amounts which under the terms of this Lease may be then due or which may have accrued to the date of such termination (computing the rental for any number of days less than a full rental period by multiplying the rental for such full rental period by a fraction of which the numerator is such number of days and the denominator is the total number of days in such full rental period) and also to recover forthwith from the Lessee (i) as damages for loss of the bargain and not as a penalty, a sum, with respect to each Unit, which represents the excess of (x) the present value, at the time of such termination, of the entire unpaid balance of all rental for such Unit which would otherwise have accrued hereunder from the date of such termination to the end of the term of this Lease as to such Unit over (y) the then present value of the rentals which the Lessor reasonably estimates to be obtainable for the Unit during such period, such present value to be computed in each case on a basis of a 6% per annum discount, compounded semiannually from the respective dates upon which rentals would have been payable hereunder had this Lease not been terminated, (ii) any damages and expenses, including reasonable attorneys' fees, in addition thereto which the Lessor shall have sustained by reason of the breach of any covenant or covenants of this Lease other than for the payment of rental, and (iii) an amount which, after deduction of all taxes required to be paid by the Lessor in respect of the receipt thereof under the laws of the United States of America or any political subdivision thereof, calculated on the assumption that the Lessor's Federal, state and local taxes computed by reference to net income or excess profits are based on a 48% effective Federal tax rate and the highest effective state and local income tax and/or excess profit tax rates generally applicable to or imposed upon corporations incorporated under the laws of the State of Minnesota, including therein the effect of any applicable surtax, surcharge and/or other tax or charge related thereto, and deducting from any such Federal tax 48% of the amount of any such state and local tax (such rates as so calculated being hereinafter in this Agreement called the Assumed Rates), shall be equal to such sum as, in the reasonable opinion of the Lessor, will cause the Lessor's net return (taxes being calculated at the Assumed Rates) under this Lease to be equal to the net return (taxes being calculated at the Assumed Rates) that would have been available to the Lessor if it had been entitled to utilization of all or such portion of the amortization deduction with respect to a Unit provided for in Section 184 of the Internal Revenue Code. as amended (hereafter called the Rapid Amortization Deduction) which was lost, not claimed, not available for claim, disallowed or recaptured in respect of a Unit as a result of the termination of this Lease, the Lessee's loss of the right to use such Unit, any action or inaction by the Lessor or the sale or other disposition of the Lessor's interest in such Unit after the occurrence of an Event of Default.

The remedies in this Lease provided in favor of the Lessor shall not be deemed exclusive, but shall be cumulative, and shall be in addition to all other remedies in its favor existing at law or in equity. The Lessee hereby waives any mandatory requirements of law, now or hereafter in effect, which might limit or modify the remedies herein provided, to the extent that such waiver is permitted by law. The Lessee hereby waives any and all existing or future claims to any offset against the rental payments due hereunder, and agrees to make rental payments regardless of any offset or claim which may be asserted by the Lessee or on its behalf.

The failure of the Lessor to exercise the rights granted it hereunder upon the occurrence of any of the contingencies set forth herein shall not constitute a waiver of any such right upon the continuation or recurrence of any such contingencies or similar contingencies.

- § 11. Return of Units Upon Default. § 11 of the Model Lease Provisions is herein incorporated as § 11 hereof.
- § 12. Assignment; Possession and Use. § 12 of the Model Lease Provisions is herein incorporated as § 12 hereof except that the last two sentences of the first paragraph thereof shall be deleted and replaced with the following:

"All the rights of the Lessor hereunder (including, but not limited to, the rights under §§ 6, 7, 10 and 17 hereof and the rights to receive the rentals payable under this Lease) shall inure to the benefit of any beneficiary of the Lessor if Lessor is a trust and to the Lessor's assigns (including the partners or any beneficiary of any such assignee if such assignee is a partnership or a trust, respectively). Whenever the term Lessor is used in this Lease it

shall apply and refer to each such beneficiary or assignee of the Lessor and, where the context so requires (including, but not limited to, certain of the provisions of § 17 hereof), shall refer only to such beneficiary or assignee."

- § 13. Renewal Options. Provided that this Lease has not been earlier terminated and the Lessee is not in default hereunder, the Lessee may, by written notice delivered to the Lessor not less than six months prior to the end of the original term of this Lease or any extended term hereof as the case may be, elect to extend the term of this Lease in respect of all, but not fewer than all, of the Units ther. covered by this Lease, for additional five-year periods commencing on the scheduled expiration of the original term or extended term of this Lease, as the case may be, provided that no such extended term shall extend beyond May 1, 1999, at a rental payable in semiannual payments, each in an amount equal to the following percentages of the Purchase Price of such Unit: during the first five-year period, 1.6%; and during the second five-year period, 1.6%; such semiannual payments to be made on May 1 and November 1 in each year of the applicable extended term.
- § 14. Return of Units upon Expiration of Term. § 14 of the Model Lease Provisions is herein incorporated as § 14 hereof.
- § 15. Opinion of Counsel. § 15 of the Model Lease Provisions is hereby amended by adding immediately after the word "Act" in the fifth line of subparagraph C thereof the following words:

"and this Lease has been duly deposited with the Registrar General of Canada in accordance with Section 148 of the Railway Act of Canada (and the Lessee has caused or has made appropriate provision to cause notice of such deposit to be duly given promptly after such deposit in the Canada Gazette pursuant to said Section 148);".

- § 15 of the Model Lease Provisions, as so amended, is herein incorporated as § 15 hereof.
- § 16. Recording; Expenses. § 16 of the Model Lease Provisions is hereby amended as follows:
  - (i) by adding immediately after the word "Act" in the fifth line of the first paragraph thereof the words "and this Lease and any assignment hereof to be duly deposited with the Registrar General of Canada in accordance with Section 148 of the Railway Act of Canada and to cause notice of such deposit to be duly given in the Canada Gazette pursuant to said Section 148"; and
  - (ii) by deleting the word "Lessee" in the first sentence of the last paragraph thereof and substituting the word "Lessor".
- § 16 of the Model Lease Provisions, as so amended, is herein incorporated as § 16 hereof.
- § 17. Federal Income Taxes. The Lessor, as the owner of the Units, shall be entitled to such deductions, credits and other benefits as are provided by the Internal Revenue Code of 1954, as amended to the date hereof (hereinafter called the Code), to an owner of property, including (without limitation) an allowance for the Rapid Amortization Deduction (as defined in § 10 of this Lease), with respect to the Units.

Lessee agrees that neither it nor any corporation controlled by it, in control of it, or under common control with it, directly or indirectly, will at any time take any action or file any returns or other documents inconsistent with the foregoing and that each of such corporations will file such returns, take such action and execute such documents as may be reasonable and necessary to facilitate accomplish-

ment of intent thereof. Lessee agrees to keep and make available for inspection and copying by Lessor such records as will enable Lessor to determine whether it is entitled to the full benefit of the Rapid Amortization Deduction with respect to the Units.

The Lessee represents, agrees and warrants that (i) at the time the Lessor becomes the owner of the Units for purposes of Section 184 of the Code and at all times thereafter during the term of this Lease, the Units will be "rolling stock of the type used by a common carrier engaged in the furnishing or sale of transportation by railroad and subject to the jurisdiction of the Interstate Commerce Commission" within the meaning of Section 184(d) of the Code, (ii) at the time the Lessor becomes the owner of the Units for the purposes of Section 184 of the Code the Units will not have been used by any person so as to preclude "the original use of such rolling stock" within the meaning of Section 184 of the Code from commencing with the Lessor and no investment credit, depreciation or other tax benefits will have been claimed by any person with respect thereto, (iii) the Lessee is as of the date hereof and will be at all times during the term of this Lease "a domestic common carrier by railroad" within the meaning of Section 184(d) (1) (A) of the Code, and (iv) during the term of this Lease, each Unit will, within the meaning of Section 184(d) (1) (A) of the Code, solely be "used by a domestic common carrier by railroad on a full-time basis, or on a part-time basis if its only additional use is an incidental use by a Canadian or Mexican common carrier by railroad on a per diem basis."

§ 18. Interest on Overdue Rentals. Anything to the contrary herein contained notwithstanding, any nonpayment of rentals and other obligations due hereunder shall result in the obligation on the part of the Lessee promptly to pay, to the extent legally enforceable, an amount equal to 8.5% per annum of the overdue rentals for the period of

time during which they are overdue or such lesser amount as may be legally enforceable.

- § 19. Notices. Any notice required or permitted to be given by either party hereto to the other shall be deemed to have been given when deposited in the United States certified mails, first-class postage prepaid, addressed as follows:
  - (a) if to the Lessor, at 235 Montgomery Street, San Francisco, California 94104, Attention: Edgar H. Canfield, Vice President and Trust Officer; and
  - (b) if to the Lessee, at 2 North Charles Street, Baltimore, Maryland 21201, Attention: Treasurer,

or addressed to either party at such other address as such party shall hereafter furnish to the other party in writing.

§ 20. Severability; Effect and Modification of Lease. Any provision of this Lease which is prohibited or unenforceable in any jurisdiction, shall be, as to such jurisdiction, ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof, and any such prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction.

This Lease exclusively and completely states the rights of the Lessor and the Lessee with respect to the Units and supersedes all other agreements, oral or written, with respect to the Units. No variation or modification of this Lease and no waiver of any of its provisions or conditions shall be valid unless in writing and signed by duly authorized officers of the Lessor and the Lessee.

§ 21. Execution. This Lease may be executed in several counterparts, each of which so executed shall be deemed to be an original, and such counterparts together shall constitute but one and the same instrument. Although this Lease is dated as of February 1, 1971, for convenience, the actual date or dates of execution hereof by the parties

hereto is or are, respectively, the date or dates stated in the acknowledgments hereto annexed.

§ 22. Law Governing. The terms of this Lease and all rights and obligations hereunder shall be governed by the laws of the State of Ohio, provided, however, that the parties shall be entitled to all rights conferred by Section 20c of the Interstate Commerce Act.

In Witness Whereof, the parties hereto have executed or caused this instrument to be executed as of the date first above written.

FIRST WESTERN BANK AND
TRUST COMPANY, as Trustee
under a Trust Agreement
dated as of February 1, 1971.

Vice President

[CORPORATE SEAL]

Attest:

Ssistant Secretary

THE CHESAPEAKE AND OHIO

RAILWAY COMPANY,

Treasuren

[CORPORATE SEAL]

APPROVED AS TO FORM

GENERAL ATTORNEY

Attest:

Assistant Secretary

hereto is or are, respectively, the date or dates stated in the acknowledgments hereto annexed.

§ 22. Law Governing. The terms of this Lease and all rights and obligations hereunder shall be governed by the laws of the State of Ohio, provided, however, that the parties shall be entitled to all rights conferred by Section 20c of the Interstate Commerce Act.

IN WITNESS WHEREOF, the parties hereto have executed or caused this instrument to be executed as of the date first above written.

FIRST WESTERN BANK AND
TRUST COMPANY, as Trustee
under a Trust Agreement
dated as of February 1, 1971,

Vice President

[CORPORATE SEAL]

Attest:

Ssistant Secretary

THE CHESAPEAKE AND OHIO

RAILWAY COMPANY,

Treasurer

[CORPORATE SEAL]

Attest:

APPROVED AS TO FORM

GENERAL ATTORNEY

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Assistant Secretary

## SCHEDULE A